

Newport Urban Renewal Advisory Committee



NOTES



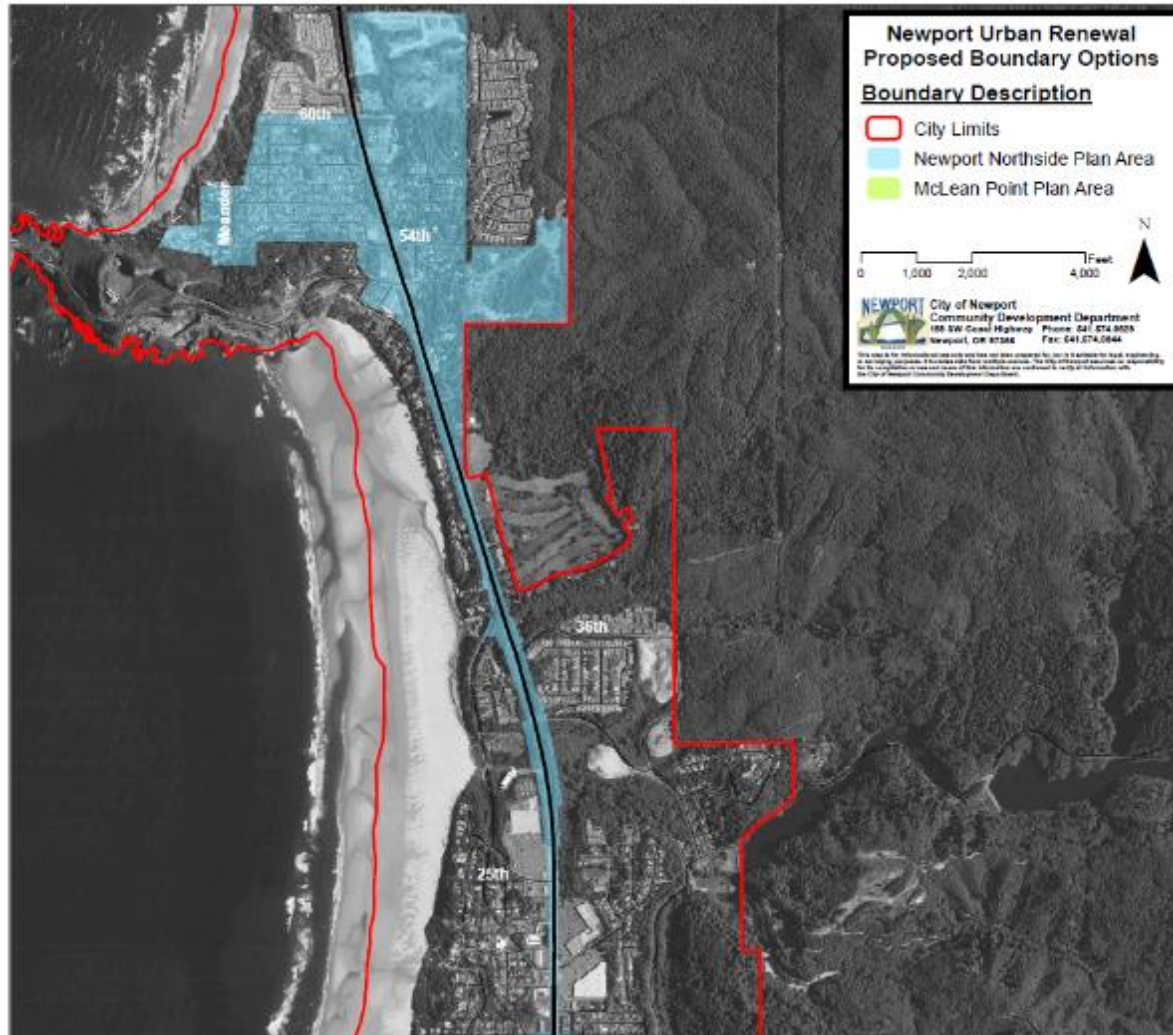
- Please note this is the Power Point used at the Urban Renewal Advisory Committee meeting on July 27, 2015. There were revisions made to the goals and objectives at that meeting and those will show up in the meeting materials for the next meeting, scheduled for August 10.

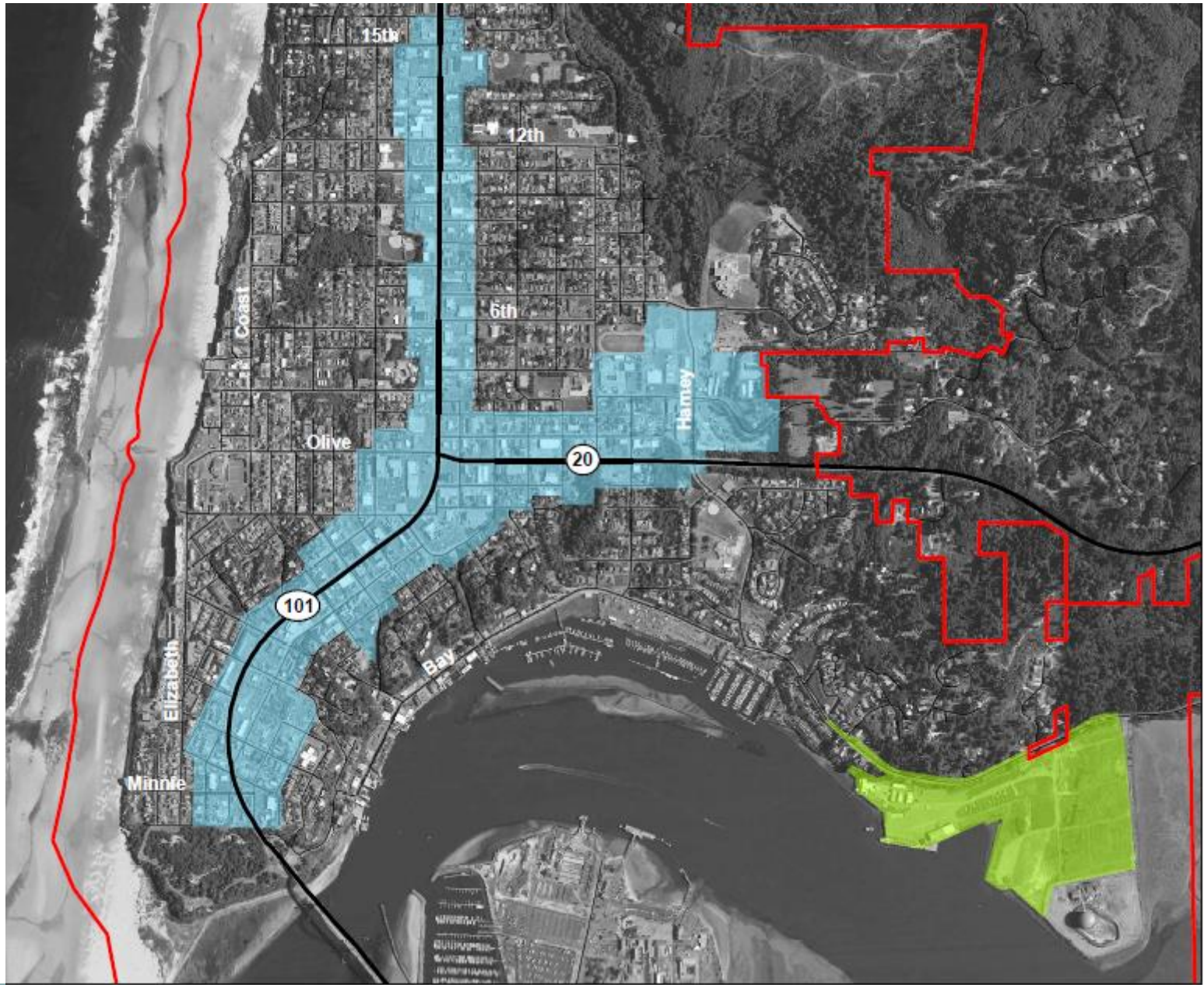
Agenda: Meeting 3



- Newport Northside Urban Renewal Area
 - Goals and Objectives and Projects
 - Plan Components
 - Administration/Amendments
 - Socio-Economic Data: Agate Beach
- McLean Point Urban Renewal Area
 - Goals and Objectives and Projects

Open House Scheduled tonight 6:00 to 7:30





Goals and Objectives: Newport Northside

Goal 1: *PUBLIC INVOLVEMENT*

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal implementation process.

Objectives:

1. Provide opportunities for public input throughout the implementation process.

2. Establish the Planning Commission as the ongoing Citizens' Advisory Committee to assist the Urban Renewal Agency in decisions regarding plan implementation. OR
3. Create an Urban Renewal Advisory Committee to serve as the ongoing Citizens' Advisory Committee to assist the Urban Renewal Agency in decisions regarding plan implementation. OR
4. Utilize ad hoc advisory committees to review major changes to projects, programs or goals and objectives in the Plan.

REVISIONS BY COMMITTEE

Establish the Planning Commission as the ongoing Citizens' Advisory Committee to assist the Urban Renewal Agency in decisions regarding plan implementation.

Pros: Planning commission must review substantial amendments

Planning commission is familiar with refinement plans, other plans in the areas

Planning commission has set dates for meetings already, therefore less administrative time in set up, minutes, etc.

Cons: May not have business, neighborhood or taxing jurisdiction representatives

Create an Urban Renewal Advisory Committee to serve as the ongoing Citizens' Advisory Committee to assist the Urban Renewal Agency in decisions regarding plan implementation.

Pros: Committee represents diverse interests of the Area
Committee meets on a set basis: (i.e. bi-monthly, less at the inception of the Area)

Cons: Adds additional layer to administrative responsibilities
Must establish committee, set up separate meetings, minutes

Utilize ad hoc advisory committees to review major changes to projects, programs or goals and objectives in the Plan.

Pros: Committee may have set representatives from business, residential, taxing jurisdiction communities
Committee meets whenever issues arise
No set meeting times/expectations
Less administrative time as no set monthly meetings
Committee make-up may change depending on the issue

Cons: Must establish committees, set up separate meetings, minutes: More administration
May be less continuity in public involvement

Goal 2: *ECONOMY*

Create conditions that are attractive to the growth of existing business and attract new businesses to Newport to create new jobs. Provide an adequate number of sites of suitable sizes, types, and locations to accommodate a variety of economic opportunities.

1. US 101/US 20 Streetscape
 - a. Assist in the financing and provision of transportation improvements for improving traffic flow and traffic patterns, reconfiguring intersections, installing or upgrading traffic signals, improving pedestrian and bicycle connections, right of way acquisition and parking improvements.
 - b. Improve overall aesthetics including but not limited to billboard removal, landscaping, utility undergrounding, and wayfinding.

REVISIONS BY COMMITTEE

c. Work with property owners to promote development and redevelopment of properties within the Area including but not limited to site prep for re-use, property consolidation, business assistance programs including façade improvement program and strategic site acquisition for economic development.

REVISIONS BY COMMITTEE



2. Downtown Revitalization

REVISIONS BY COMMITTEE

- a. Complete a Refinement Plan for the Downtown commercial core.
- b. Assist in the financing and provision of transportation improvements to ease congestion, spread out traffic, enhance pedestrian experience, and facilitate redevelopment.
- c. Help create and enhance a district identity through the provision of amenities including but not limited to benches, public art, street and landscape island enhancements, wayfinding, and utility undergrounding
- d. Assist in billboard removal.

e. Work with property owners to promote development and redevelopment of properties within the Area including but not limited to site prep for re-use, business assistance programs including façade improvement program and strategic site acquisition for economic development.



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3. Hospital Redevelopment

- a. Assist in the financing and provision of transportations improvements including access and parking.
- b. Assist in financing and provision of utility infrastructure.
- c. Provide improvements to help establish a gateway to the city.

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4. Tourism/Fairgrounds Redevelopment

- a. Develop tourism related amenities and facilities including fairgrounds redevelopment.
- b. Identify and make infrastructure investments on opportunity sites.
- c. Assist in the improvement of the transportation system to support existing development and allow for future development.
- d. Facilitate redevelopment through assistance in parcel reconfiguration and potential public/private partnerships.
- e. Improve the visual appearance of Highway 20 corridor through redevelopment, transportation improvements and streetscape improvements.

- **REVISIONS BY COMMITTEE**



Goal 3: *HOUSING*

Support existing and potential new residential neighborhoods through upgrading utility and transportation infrastructure. Support housing development in the Downtown.

REVISIONS BY COMMITTEE



Objectives

Objectives: REVISIONS BY COMMITTEE

1. Complete a Refinement Plan for the Agate Beach area.
2. Assist in provision of infrastructure to support existing development and allow for future housing development.
3. Assist in the improvement of the transportation system to support existing development and allow for future housing development.
4. Explore public and private partnerships to encourage housing development in the Downtown.

Goal 4: *INFRASTRUCTURE*

To assure adequate planning for public facilities to meet the changing needs of the City of Newport urbanizable area. To provide a storm water drainage system, water system, wastewater collection and treatment system with sufficient capacity to meet the present and future needs of the Newport urbanizable area. To provide a safe and efficient multi-modal transportation system consistent with the Transportation System Plan.

Objectives

1. Build utility infrastructure to accommodate growth in the Area.
2. Identify and make infrastructure investments on opportunity sites.
3. Coordinate with the Oregon Department of Transportation on transportation improvements, including street, sidewalk and bridge improvements, in the Area.
4. Assist in the improvement of the transportation system to support existing development and allow for future development.
5. Assist in the financing and provision of transportation improvements for US 101 and US 20 for improving traffic flow and traffic patterns, reconfiguring intersections, installing or upgrading traffic signals, improving pedestrian and bicycle connections, right of way acquisition and parking improvements.
6. Assist in the financing and provision of transportation improvements in the Downtown Commercial Core to ease congestion, spread out traffic, enhance pedestrian experience, and facilitate redevelopment.

REVISIONS BY COMMITTEE

Goal 5: Fiscal Stewardship

Work with taxing jurisdictions to both inform them of the annual activities of the urban renewal area and to evaluate opportunities to share tax increment revenues.

Objectives:

1. Send a copy of the annual report to all taxing jurisdictions, informing them of the activities of the urban renewal area.
2. Notify taxing jurisdictions of revenue sharing responsibilities and the timing of those responsibilities.
3. Identify process for evaluating an under-levy request.
4. Reimburse city for annual costs in administering the urban renewal area.

REVISIONS BY COMMITTEE

Under-levy issues



1. Statute requires revenue sharing at specified targets: 10% and 12% of initial Maximum Indebtedness.
2. To issue debt you need to have assurance of a revenue stream. Bond covenants set expectations.
3. Under-levy takes a financial analysis of the plan: potential costs involved. Reimbursement?

Projects: Review of Project List Update

Project Name	Urban Renewal Share	Total Cost
<u>Newport Northside Urban Renewal Plan</u>		
Infrastructure Refinement Plans		
Downtown Revitalization Plan	\$100,000	\$100,000
Agate Beach Neighborhood Plan	\$100,000	\$100,000
Public Buildings		
Multi-purpose building (includes supporting infrastructure)	\$3,000,000	\$9,000,000
Transportation System Enhancements		
Downtown highway/street upgrades (e.g. couplet, widening, etc.)	\$12,500,000	\$25,000,000
Intersection realignment (e.g. US 101 and NW 6th)	\$2,000,000	\$4,500,000
Local street right-of-way improvements	\$2,000,000	\$3,000,000
Parking improvements	\$750,000	\$1,500,000
Right-of-way acquisition	\$600,000	\$1,200,000
Signal installation or adjustment	\$500,000	\$1,000,000
Storm drainage improvements	\$1,500,000	\$2,000,000
Water line capacity upgrades (e.g. US 101 at Agate Beach)	\$600,000	\$1,200,000
Economic Development		
Benches, public art	\$250,000	\$250,000
Billboard removal	\$500,000	\$500,000
Site prep for reuse (e.g. demolition, lot aggregation, etc.)	\$2,500,000	\$2,500,000
Storefront façade loans/grants	\$1,000,000	\$1,000,000
Strategic site acquisition for economic development	\$5,000,000	\$5,000,000
Street tree and landscape island enhancements	\$250,000	\$250,000
Wayfinding improvements	\$200,000	\$200,000
Utility undergrounding	\$4,000,000	\$8,000,000
<i>Subtotal (Northside Urban Renewal Plan)</i>	<i>\$37,350,000</i>	<i>\$66,300,000</i>
<u>McLean Point Urban Renewal Plan</u>		
Sewer pump station and mains	\$1,000,000	\$3,000,000
Storm drainage	\$500,000	\$1,000,000
Water line extensions/upgrades	\$250,000	\$500,000
Street improvements	\$250,000	\$500,000
<i>Subtotal (McLean Point Plan)</i>	<i>\$2,000,000</i>	<i>\$5,000,000</i>
Total (both Urban Renewal Plans)	\$39,350,000	\$71,300,000

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Other issues:



- Administration: Will have better idea when do finance plan
- Amendments
- Socio Economic Data

Substantial Amendments



Required by statute:

1. Addition of acreage over 1% of existing acreage
2. Increase of Maximum Indebtedness

- Others? **RECOMMENDATIONS BY COMMITTEE**

Socio Economic Data: Agate Beach Area



Age	Total	
	Number	Percent
0 to 4 Years	412	6%
5 to 9 Years	282	4%
10 to 14 Years	313	5%
15 to 17 Years	162	2%
18 to 24 Years	425	7%
25 to 34 Years	811	12%
35 to 44 Years	773	12%
45 to 54 Years	838	13%
55 to 64 Years	1,115	17%
65 to 74 Years	776	12%
75 to 84 Years	388	6%
85 Years and over	198	3%
Total	6,493	100%

Not covered at
this meeting

Race	Total	
	Number	Percent
White Alone	5,724	88%
Black or African American Alone	39	1%
American Indian and Alaska Native Alone	124	2%
Asian Alone	31	0%
Native Hawaiian and Other Pacific Islander Alone	120	2%
Some Other Race Alone	249	4%
Two or More races	206	3%
Total	6,493	100%

Socio Economic Data: Agate Beach



Travel Time to Work	Total	
	Number	Percent
Less than 10 minutes	1,105	41%
10 to 19 minutes	785	29%
20 to 29 minutes	223	8%
30 to 39 minutes	318	12%
40 to 59 minutes	107	4%
60 to 89 minutes	14	1%
90 or More minutes	64	2%
Worked at home	55	2%
Total	2,671	100%

Not covered at this meeting

Means of Transportation to Work	Total	
	Number	Percent
Drove Alone	1,957	73%
Carpooled	392	15%
Public transportation (Includes Taxicab)	98	4%
Motorcycle	-	0%
Bicycle	4	0%
Walked	131	5%
Other means	34	1%
Worked at home	55	2%
Total	2,671	100%

Socio Economic Data: Agate Beach



Educational Attainment	Total	
	Number	Percent
Less Than High School	550	11%
High School Graduate (includes equivalency)	1,313	27%
Some college	1,718	35%
Bachelor's degree	839	17%
Master's degree	358	7%
Professional school degree	28	1%
Doctorate degree	93	2%
Total	4,899	100%

Not covered at this meeting

McLean Point Goals

Goal 1: *PUBLIC INVOLVEMENT*

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal implementation process.

Objectives:

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2. Establish the Port Commission as the ongoing Citizens' Advisory Committee to assist the Urban Renewal Agency in decisions regarding plan implementation. OR
3. Utilize ad hoc advisory committees to review major changes to projects, programs or goals and objectives in the Plan.

REVISIONS BY COMMITTEE

Goal 2: *PUBLIC PARTNERSHIPS: PORT*

Coordinate with the Port of Newport on shared economic development objectives.

Objectives:

1. Collaborate with the Port of Newport on the implementation of its Capital Improvement Plan.
2. Coordinate adequate infrastructure to facilitate development opportunities in the Area.
3. Coordinate provision of infrastructure to the International Terminal.

Goal 3: *ECONOMY*

Collaborate with the Port of Newport on the implementation of its Capital Improvement Plan. Create conditions that are attractive to the growth of existing business and attract new businesses to Newport to create new jobs. Provide an adequate number of sites of suitable sizes, types, and locations to accommodate a variety of economic opportunities.



Objectives:

1. Build utility infrastructure to accommodate growth in the Area.
2. Assist in the improvement of the transportation system to support existing development and allow for future development.

Goal 4: *INFRASTRUCTURE*

Assure adequate planning for public facilities to meet the changing needs of the City of Newport urbanizable area. Provide a storm water drainage system, water system, wastewater collection and treatment system with sufficient capacity to meet the present and future needs of the Newport urbanizable area. Provide a safe and efficient multi-modal transportation system consistent with the Transportation System Plan.

Objectives:

1. Build utility infrastructure to accommodate growth in the Area.
2. Identify and make infrastructure investments on opportunity sites.
3. Assist in the improvement of the transportation system to support existing development and allow for future development.

REVISIONS BY COMMITTEE

Goal 5:

FISCAL STEWARDSHIP

Work with taxing jurisdictions to both inform them of the annual activities of the urban renewal area and to evaluate opportunities to share tax increment revenues.

Objectives:

1. Send a copy of the annual report to all taxing jurisdictions, informing them of the activities of the urban renewal area.
2. Notify taxing jurisdictions of revenue sharing responsibilities and the timing of those responsibilities.

REVISIONS BY COMMITTEE

McLean Point Projects



Port of Newport Proposal		
Sewer pump station and mains	\$1,000,000	\$3,000,000
Storm drainage	\$500,000	\$1,000,000
Water line extensions/upgrades	\$250,000	\$500,000
Street improvements	\$250,000	\$500,000

Schedule



June 29	Meeting 1	Kick off
July 14	Meeting 2	Boundary/Projects
July 27	Meeting 3	(Goals/Obj/Projects OPEN HOUSE
August 10	Meeting 4	G/O, Projects, Socio Economic Data, Debrief from Open House
August 17	Meeting 5	Financials
August 31	Meeting 6	Review Draft Plan and Report OPEN HOUSE
Sept 7/8	URA Meeting	
Sept 14	Planning Commission	
Sept 21	City Council	



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Potential Schedule: Use FY 15/16 tax rolls



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|--|---------------------|---|
| • June 29 | Meeting 1 | Kick off |
| • July 14 | Meeting 2 | Boundary/Projects |
| • July 27 | Meeting 3 | Socio Economic Data
(Goals/Obj/Projects) |
| | | OPEN HOUSE |
| • August 17 | Meeting 4 | Goals and Obj./Projects finalize |
| • August 31 | Meeting 5 | Financials |
| • Sept 14 | Meeting 6 | Review Draft
Plan/Report |
| | | OPEN HOUSE |
| Oct 5 | URA Meeting | |
| Oct 12/13 | Planning Commission | |
| November 2 | City Council | |
| Effective November 30. First increment FY16/17 | | |

